085.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	804,000 / 804,000
					USE VALUE:	804,000 / 804,000
					ASSESSED:	804,000 / 804,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANGOTTI MICHAEL & LAURA
Owner 2:	
Owner 3:	
Street 1:	76 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1970 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	338,700	3,300	462,000	804,000
Total Card	0.184	338,700	3,300	462,000	804,000
Total Parcel	0.184	338,700	3,300	462,000	804,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.12 /Parcel: 408.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 53426
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

!6914!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,700	3300	8,000.	462,000	804,000		Year end	12/23/2021
2021	101	FV	329,200	3300	8,000.	462,000	794,500		Year End Roll	12/10/2020
2020	101	FV	329,200	3300	8,000.	462,000	794,500	794,500	Year End Roll	12/18/2019
2019	101	FV	255,700	3300	8,000.	455,400	714,400	714,400	Year End Roll	1/3/2019
2018	101	FV	255,700	3300	8,000.	349,800	608,800	608,800	Year End Roll	12/20/2017
2017	101	FV	255,700	3300	8,000.	330,000	589,000	589,000	Year End Roll	1/3/2017
2016	101	FV	255,700	3300	8,000.	303,600	562,600	562,600	Year End	1/4/2016
2015	101	FV	242,100	3300	8,000.	283,800	529,200	529,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:42:36

LAST REV

Date	Time
04/30/19	15:16:57
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6914

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN MARK	26922-390		12/20/1996		217,000	No	No	Y	

USER DEFINED

Prior Id # 1:	53426
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2002	958	Addition	112,000					
5/19/1999	296	Manual	4,200					REPLACE WINDOWS-14
4/21/1998	239	Manual	2,500					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Meas/Inspect	HS	Hanne S
12/2/2008	Meas/Inspect	189	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	6									462,000						462,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 462,000	Spl Credit	Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18299484
Const Adj.:	0.98990101
Adj $ / SQ:	158.091
Other Features:	107692
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460123
Depreciation:	121472
Depreciated Total:	338650

COMMENTS

BK:26126 PG:383 BK:21935 PG:248 LOT
85-3-3 4000 S/F ADDED TO THIS PARCEL
3/98..... OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

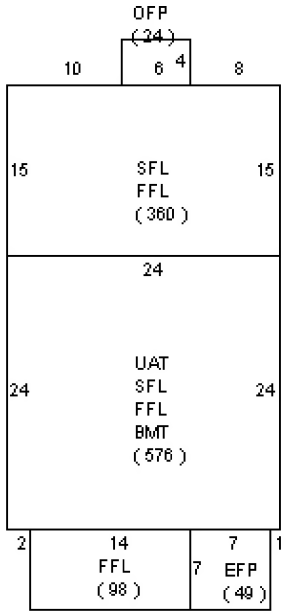
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	158.09
Special Features:	0	Val/Su Net:	122.58
Final Total:	338700	Val/Su SzAd	171.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,034	158.090	163,467
SFL	Second Floor	936	158.090	147,974
BMT	Basement	576	47.430	27,318
UAT	Upper Attic	144	63.240	9,106
EFP	Enclos Porch	49	71.870	3,521
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,763	Total:	352,431

Size Ad	1970	Gross Area	3195	FinArea	1970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X17	A	AV	1930	27.25	T	40	101			3,300			3,300
2	Frame Shed	D	Y	1	12X9	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300